AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

JOHANNA JOHNSON, being first duly sworn on oath, deposes and says that:

- 1. She is a Program Assistant 3 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the day of OCTOBER 18, 2017 placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for the project titled <u>WESTMORLAND BOULEVARD ASSESSMENT DISTRICT 2018</u> attached hereto.
- 2. She did and delivered the envelopes to the Mail Room of the Dane County Printing and Services Division, 210 Martin Luther King, Jr. Blvd., in the city of Madison, Dane County Wisconsin, for postage and depositing in the United States Mail.

Johanna L. Johnson

Subscribed and sworn to before me this 18 day of OCTOBER, 2017

Notary Public, State of Wisconsin My Commission expires: 2-2-2019 JENNIFER S. HAAR NOTARY PUBLIC STATE OF WISCONSIN



Department of Public Works

Engineering Division

Robert F. Phillips, P.E., City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4751
Fax: (608) 264-9275
engineering@cityofmadison.com
www.cityofmadison.com/engineering

Parcel Number: 0709-213-1717-3 Situs Address: 4018 Mineral Point Rd

MID TOWN STATION 211 S CARROLL ST MADISON, WI 53703 Assistant City Engineer Gregory T. Fries, P.E.

Kathleen M. Cryan

Principal Engineer 2 Christopher J. Petykowski, P.E. John S. Fahrney, P.E.

Principal Engineer 1 Christina M. Bachmann, P.E. Eric L. Dundee, P.E.

Facilities & Sustainability
Jeanne E. Hoffman, Manager
Mapping Section Manager
Eric T. Pederson. P.S.

Financial Manager Steven B. Danner-Rivers

October 18, 2017

To: Property Owners along Westmorland Boulevard

Re: Proposed Street Reconstruction Project & Public Hearing

The City of Madison is proposing to reconstruct Westmorland Boulevard in 2018. Enclosed with this letter is a fact sheet with some details on the proposed project, which includes a map of the proposed project limits. Also enclosed is a notification for the Public Hearing before the Board of Public Works. The date, time and location of the public hearing can be found on the notification.

This project will involve special assessments to the owners of property adjacent to the project. The property owners will be assessed for various items included with this proposed project, and the costs of some of those items are assessed entirely to the owner. A table detailing the City's standard assessment policy for the items of work is included on the fact sheet.

Also enclosed is a Schedule of Assessments, which shows the estimated costs for each property adjacent to the project. After the work is complete, a final assessment will be calculated based on bid prices and work actually performed. The final assessment, which will be billed after the completion of the project, is payable in one lump sum or over a period of 8 years, with 3% interest charged on the unpaid balance.

To request accommodations for special needs or disabilities or if you have any other questions regarding this project, please contact the Project Engineer. This includes requests relating to the Public Hearing and also requests relating to the actual operations of construction. A list of contacts for this project can be found on the enclosed fact sheet.

Sincerely,

Robert F. Phillips, P.E.

City Engineer

Cc by email:

Ald. Martin

Yang Tao, Traffic Engineering Gretchen Aviles Pineiro, Traffic Eng. Adam Wiederhoeft, Water Utility

Marla Eddy, City Forestry Ed Ruckriegel, Fire Department

Dane County 911

Chris Kelley, Streets Division

Christy Bachmann, City Engineering

Kyle Frank, City Engineering Tim Sobota, Madison Metro Transit

Jason Fenske, Badger Bus Lines, jasonf@badgerbus.com

Cindy Mierow, Police Department

Mick Howan, School District Transportation, mjhowan@madison.k12.wi.us

Jeff Fedler, Madison School District Transportation Coordinator, jfedler@madison.k12.wi.us

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF PUBLIC WORKS

FOR

PLANS, SPECIFICATIONS, AND SPECIAL ASSESSMENTS

FOR

PUBLIC WORKS IMPROVEMENTS MADISON, WISCONSIN

PART I

The Common Council of the City of Madison, Wisconsin, having heretofore decided that it is expedient and necessary that the improvements as listed in Part II hereof be improved at the expense of the property thereby on which would be conferred some special benefit.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN:

That the City Engineer has prepared plans, specifications, a proposed schedule of assessments, and an estimate of the entire costs of the improvement for each of the districts listed in Part II hereof, and;

That the plans, specifications, a proposed schedule of assessments, and an estimate of the entire cost of the improvements listed hereto are available and open to inspection by all interested persons in the office of the City Engineer, Room 115, City-County Building, 210 Martin Luther King Jr. Blvd., between the hours of 7:30 a.m. and 4:00 p.m., Monday through Friday, and will so continue to be for ten (10) working days from the first published date of this notice, and;

That on <u>WEDNESDAY</u>, <u>NOVEMBER 1, 2017 AT 5:30 P.M.</u>, the Board of Public Works will hold a public hearing in <u>ROOM 108 (PARKS CONFERENCE ROOM) OF THE CITY COUNTY BUILDING</u> and will consider any objections that may be filed in writing or in person and hear all persons desiring to be heard, and;

That special assessments may be paid over an eight (8) year period, with the owner paying 1/8 of the principal each year plus three (3%) percent interest on the unpaid balance, as determined by the Board of Public Works.

That if the total assessment is paid in full before October 31st in the year that the billing is made, irrespective of project completion, then no interest shall be charged.

If you require an interpreter, materials in alternate formats, or other accommodations to access this public hearing, please contact the Engineering Division at phone (608) 266-4751 or email us at engineering@cityofmadison.com. Please make contact at least 24 hours prior to the date of this public hearing so that we can make proper accommodations.

PART II

WESTMORLAND BOULEVARD ASSESSMENT DISTRICT - 2018

By Order of the Board of Public Works Madison, Wisconsin

PUB: WSJ OCTOBER 20,2017

Fact and Details Sheet

Proposed 2018 Westmorland Boulevard Reconstruction Project

Project Details - Proposed Work

Sanitary Sewer: Replace the existing sewer main along Westmorland Boulevard with 8" PVC pipe (existing 6" clay main installed in 1941), and relocate/replace laterals to the property line (*laterals are assessable*). Laterals on the east side of the street will be relocated from the rear of the lot to the front of the lot to the property line. Laterals will be replaced on the west side of the street to the property line. If conflicts with existing trees prevent replacement of the lateral to the property line, a solution with be coordinated with the property owner.

Water Main: Replace the existing water main within the project limits with 8" ductile iron pipe (existing 6" cast iron main was installed in 1941) and relocate/reconnect services to the new main.

Storm Sewer: The existing storm sewer within the project limits will be abandoned or removed. Existing storm sewer traveling through an easement from Westmorland Boulevard to E. Sunset Court will remain in use. A new storm sewer system will be installed throughout the project, especially new inlets near intersections. New storm sewer will direct storm water from Westmorland to Mineral Point Road connecting to new storm sewer installed on E. Sunset Court to help alleviate the overwhelmed existing storm sewer in the easement.

Street Lights: There are no proposed changes to the street lights.

Street: Replace all of the pavement, gravel base and curb and gutter, and replace driveway aprons to match into the curb and gutter (curb and driveway aprons are assessable). New sidewalk on the east side connecting from Hammersley Avenue to Mineral Point Road will not be installed as part of the project. Existing sidewalk will be replaced as needed. The proposed street width will vary between 30 ft. to 34 ft. from face of curb to face of curb, which will allow for travel in both directions and parking on both sides of the street. Driveway aprons constructed with the project will match your existing driveway material. If you have a concrete driveway with an asphalt apron, your driveway apron will be constructed with concrete. Colored concrete driveway aprons will be replaced with standard concrete aprons. Driveway widths will be replaced per the City of Madison standard detail and driveway request forms will be provided in future mailings. Disturbed areas will be restored with topsoil and grass seed, which will be watered as needed by the contractor for the first 10 days.

Trees: Efforts have been made to save as many of the existing trees as possible. There are two (309 Westmorland Blvd. (Cherry) & 237 Westmorland Blvd. (Hackberry)) planned tree removals with this project because of conflicts with the proposed street. Contact the project manager if you have questions about a specific tree.

During construction, if trees must be removed, the adjacent properties will be notified prior to removal. Trees within the project limits that are to remain will be pruned by City Forestry prior to the start of construction, and some trees may require early season pruning. After the project, the site will be reviewed to replace removed trees and for possible new plantings.

Rain Gardens: Rain gardens help to improve water quality, reduce flooding and add interest to your neighborhood. As part of the Westmorland Blvd. project, there is an opportunity for home owners to have the city construct a terrace rain garden for them at a subsidized cost of \$100. The terrace is the space between the curb and the property line, and a few terraces within this project are wide enough for a rain garden. If you are interested in getting a rain garden, please contact Phil Gaebler pgaebler@cityofmadison.com 266-4059 to schedule a detailed evaluation of your terrace.

Construction Schedule & Impacts

Tentative Construction Schedule: Early April until early July. This proposed project is scheduled to be advertised for bids on December 15, 2017.

Traffic Impacts: Westmorland Boulevard will be closed to thru traffic within the project limits. Local access will be provided, but driveways may not be accessible at times when work is being performed in front of the driveway and while new concrete is curing. Driveway closures may last up to 20 days. No parking is allowed within the construction zone during working hours (7AM to 7PM), so when your driveway is not accessible, you will need to park on adjacent streets (i.e. W Sunset Court, Hammersley Avenue and Hillcrest Drive).

Water Shut-offs: An average of two water shut-offs are expected for each property within the project limits. A minimum of 48 hours of notice will be provided prior to the shut-offs. Each shut-off may last up to 8 hours, but typically lasts about 4 hours.

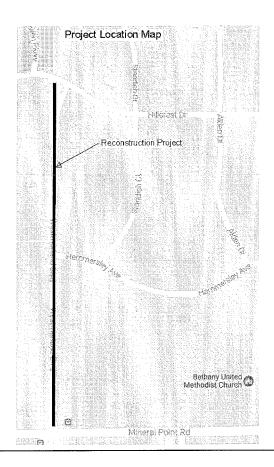
At the start of construction, the existing main will remain in service until the new main is installed and connected to; emergency shut-offs may occur if the old, brittle main is damaged during construction.

Rock Trenching: A soil boring report is currently being completed to determine if bedrock exists along Westmorland Boulevard. This report will determine if rock trenching will be needed during the project. Specialized equipment may need to be used on this project to excavate trenches through the rock for utility installation.

Refuse Collection: It will be the contractor's responsibility to allow for refuse collection during construction. Please mark your address on your cart to make sure it is returned if moved. Also, City Streets will collect in the construction area first thing in the morning, so please have your carts out before 7AM.

Landscaping: Any existing timber, brick or stone walls and landscaping planting along the street or within the right-of-way will likely be removed during construction. If you wish to save any of that landscaping, it should be removed prior to the start of work. Contact the project manager with questions regarding the limits of the work. After construction, disturbed areas will be covered with 6 inches of topsoil, erosion mat and seed. The contractor is responsible for 10 days of watering. After 10 days, it will be up to the resident to continue to water and mow in order for healthy grass to establish.

Project Location Map



Utility Relocation Reimbursements

Sanitary Sewer Laterals

- 100% reimbursements up to \$7,500 for work completed by June 1st, 2019 after City construction
 - If work over, \$7,500 additional reimbursement
- If property owner work not complete by the next year's June 1^{st} reimbursement deductions Water Service Laterals
 - 50%/50% cost share with a \$1,500 maximum reimbursement

Assessment Policy & Costs

Item	Property Owner Share	City Share		
Curb & Gutter Replacement*	50%	50%		
Sidewalk Replacement	50%	50%		
Drive Aprons	50%	50%		
New Sidewalk	100%	0%		
New Curb & Gutter	100%	0%		
4' of Asphalt Pavement	100%	0%		
Intersection Curb & Pavement	0%	100%		
Storm Sewer Main	0%	100%		
Private Storm Connections (if any)	100%	0%		
Sanitary Sewer Main	0%	100%		
Sanitary Laterals to property line	25%	75%		
Water Main	0%	100%		
Water Main Laterals	0%	100%		

^{*}Curb assessed per linear feet of property frontage

Project Contacts

Project Manager: Andrew Zwieg – 266-9219, azwieg@cityofmadison.com

Traffic: Yang Tao – 266-5987, slanger@cityofmadison.com

Storm & Sanitary Sewer: Eric Dundee – 266-4913, edundee@cityofmadison.com

Water: Adam Wiederhoeft – 266-9121, awiederhoeft@cityofmadison.com

Construction: John Fahrney – 266-9091, jfahrney@cityofmadison.com

Forestry: Marla Eddy – 266-4450, meddy@cityofmadison.com

Project Website

For more information regarding this project, including a preliminary plan, please see the project website: http://www.cityofmadison.com/engineering/projects/sunset-village

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